

A DECLARATORY RESOLUTION confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as Lot 13 Opportunity Drive, Cook Road Office and Industrial Park, Fort Wayne, Indiana 46825 (RCR Realty and Indiana General Partnership).

WHEREAS, Common Council has previously designated by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended and I. C. 6-1.1-12.1., to wit:

Part of the East half of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit: Beginning on the North line of said Southwest Quarter at a point situated 200.0 feet, South 89 degrees 42 minutes 23 seconds East (deed bearing and is used as the basis for the bearings in this description) from the Northwest corner of the East Half of said North line, a distance of 200.0 feet; thence North 00 degrees 10 minutes 01 seconds East and parallel to the West line of said East half, a distance of 396.79 feet; thence South 89 degrees and 49 minutes 59 seconds West, a distance of 200.0 feet; thence North 00 degrees 10 minutes 01 seconds West and parallel to said West line, a distance of 398.39 feet to the point of beginning, containing 1.825 acres of land, subject to all easements of record.

said property more commonly known as Lot 13 Opportunity Drive, Fort Wayne, Indiana 46825.

WHEREAS, said project will create 7 additional permanent jobs for a total additional annual payroll of \$210,000.00, with the average new annual job salary being \$29,000.00; and

WHEREAS, the total estimated project cost is \$370,000.00; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;



1 WHEREAS, notice of the adoption and substance of said  
2 Resolution has been published in accordance with I.C. 6-1.1-12.1-  
3 2.5 and I. C. 5-3-1 and a public hearing has been conducted on  
4 said Resolution;

5 WHEREAS, if said Resolution involves an area that has  
6 already been designated an allocation area under I.C. 36-7-14-39,  
7 The Fort Wayne Redevelopment Commission has adopted a Resolution  
8 approving the designation.

9 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
10 THE CITY OF FORT WAYNE, INDIANA:

11 SECTION 1. That, the Resolution previously designating  
12 the above described property an "Economic Revitalization Area" is  
13 confirmed in all respects.

14 SECTION 2. That, the hereinabove described property is  
15 hereby declared an "Economic Revitalization Area" pursuant to I.C.  
16 6.1.1-12.1, said designation to begin on the effective date of  
17 this Resolution and continue for a one (1) year period. Said  
18 designation shall terminate at the end of that one (1) year  
19 period.

20 SECTION 3. That, said designation of the hereinabove  
21 described property as an "Economic Revitalization Area" shall  
22 apply to a deduction of the assessed value of real estate.

23 SECTION 4. That the estimate of the number of  
24 individuals that will be employed or whose employment  
25 will be retained and the estimate of the annual salaries  
26 of those individuals and the estimate of the value of  
27 the redevelopment or rehabilitation and the estimate of  
28 the value of the new manufacturing equipment, all  
29 contained in Petitioner's Statement of Benefits, are  
30 reasonable and are benefits that can be reasonably  
31 expected to result from the proposed described  
32 redevelopment.



1                   SECTION 5. The current year approximate tax rates for  
2 taxing units within the City would be:

3                   (a) If the proposed development does not occur, the  
4                   approximate current year tax rates for this site  
5                   would be \$8.8601/\$100.

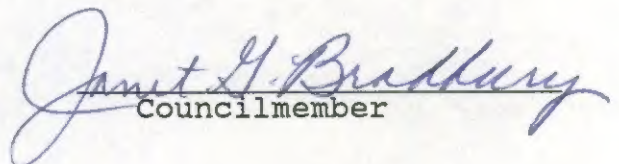
6                   (b) If the proposed development does occur and no  
7                   deduction is granted, the approximate current year  
8                   tax rate for the site would be \$8.8601/\$100 (the  
9                   change would be negligible).

10                  (c) If the proposed development occurs, and a deduction  
11                  percentage of fifty percent (50%)a is assumed, the  
12                  approximate current year tax rate for the site  
13                  would be \$8.8601/\$100 (the change would be  
14                  negligible).

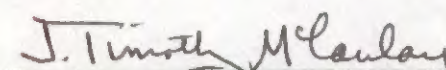
15                  SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby  
16 determined that the deduction from the assessed value of the real  
17 property shall be for a period of 10 years.

18                  SECTION 7. The benefits described in the Petitioner's  
19 Statement of Benefits can be reasonably expected to result from  
20 the project and are sufficient to justify the applicable  
21 deduction.

22                  SECTION 8. That this Resolution shall be in full force  
23 and effect from and after its passage and any and all necessary  
24 approval by the Mayor.

25  
26   
27 Councilmember

28  
29 APPROVED AS TO FORM  
30 AND LEGALITY

31   
32 J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by Henry, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 12th day of June, 1990, at 7:00 o'clock P..M., E.S.T.

DATED: 5-22-90

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry, seconded by Talarico, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY				<u>✓</u>
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA				<u>✓</u>
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 6-12-90

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL)

(~~SPECIAL~~) (~~ZONING MAP~~) (~~ORDINANCE~~) RESOLUTION NO. A-37-90

on the 12th day of June, 1990,

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Charles S. Reed  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of June, 1990, at the hour of 11:45 o'clock A..M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 22nd day of June, 1990, at the hour of 3:00 o'clock P..M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



DIGEST SHEET

TITLE OF ORDINANCE CONFIRMING RESOLUTION

09-90-05-09

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE An application by RCR Realty an Indiana General Partnership  
for a confirming resolution with respect to real estate improvements. The project  
will consist of the construction of a pre-engineered steel building with approximately  
8,000 square feet of warehousing and office space with 50% or more being warehouse  
space.

EFFECT OF PASSAGE The continued development of the Cook Road office and industrial  
park and the creation of 7 jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry

BILL NO. R-90-05-09

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN  
DONALD J. SCHMIDT, VICE CHAIRMAN  
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as Lot 13 Opportunity Drive, Cook  
Road Office and Industrial Park, Fort Wayne, Indiana 46825 (RCR  
Realty and Indiana General Partnership)

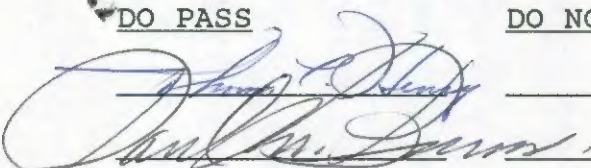
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 6-12-90

Sandra E. Kennedy  
City Clerk



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-90-05-08 AND R-90-05-09 )

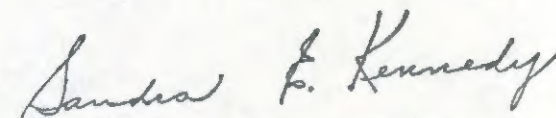
Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on May 22, 1990,  
date  
designating property at Lot 13 Opportunity Drive, Cook Road  
Office and Industrial Park, Fort Wayne, Indiana 46825 (RCR  
Realty an Indiana General Partnership)

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, June 12, 1990, at 7:00 P.M.,  
date, time & place  
o'clock P.M., Common Council Conference Room 128, 1st Floor,  
City-County Building, Fort Wayne, IN 46802

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

  
Sandra E. Kennedy  
City Clerk



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

May 23, 1990

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of  
May 26, 1990, in both the News Sentinel and Journal  
Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-90-05-04 & R-90-05-05  
Bill No. R-90-05-06 & R-90-05-07  
Bill No. R-90-05-08 & R-90-05-09  
Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from  
both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 3





# The City of Fort Wayne

June 28, 1990

Gerald Calengor  
RCR Realty  
10835 Oak Tree Road  
Fort Wayne, Indiana 46845

Dear Mr. Calengor,

On June 12th, 1990 the Fort Wayne Common Council adopted a Confirmatory Resolution designating approximately 1.8 acres of real estate as an Economic Revitalization Area at the request of RCR Realty. The designation shall remain in place for one year from the date of passage of the Confirmatory Resolution and applies only to deductions from real estate property taxes. A copy of this resolution is enclosed for your records. Also enclosed is a copy of the Statement of Benefits executed by the City Council's authorized member.

Please note the owner's responsibility for filing the actual abatement form as set forth in I.C. 6-1.1-12.1-5. The necessary form is available at the office of the Allen County Auditor, Room 102 of the City-County Building, and should be filed between March 1st and May 10th. Should you have any questions regarding this portion of the tax abatement process please feel free to contact the Auditor's office at 428-7241.

On behalf of the City of Fort Wayne, we appreciate RCR Realty and the Trane Company's interest and investment in our community. Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

John Stafford  
Director of Strategic Planning

Enclosures

JS/jkb

cc: James Rudenbush, Trane Company  
Neil Kobi, N.H. Kobi Co., Inc.  
Allen County Auditor's Office  
Fort Wayne City Clerk's Office  
File

An Equal Opportunity Employer

One Main Street, Fort Wayne, Indiana 46802



PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines  
Head -- number of lines  
Body -- number of lines  
Tail -- number of lines  
Total number of lines in notice

COMPUTATION OF CHARGES

27 lines, 1 columns wide equals 27 equivalent lines  
at .33 cents per line \$ 8.91  
Additional charge for notices containing rule or tabular work (50 percent of above amount)  
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 1.00  
TOTAL AMOUNT OF CLAIM \$ 9.91

DATA FOR COMPUTING COST

Width of single column 12.5 ems  
Number of insertions 1  
Size of type 6 point

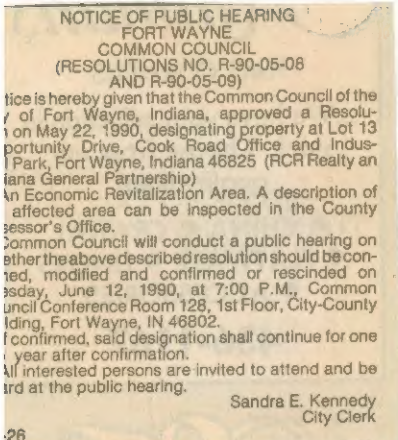
Pursuant to the provisions and penalties of Chapter 155, Acts 1953,  
I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.  
Date: May 26, 1990 Title: Clerk  
Nicole Allred

PUBLISHER'S AFFIDAVIT

State of Indiana )  
) ss:  
Allen County )  
Personally appeared before me, a notary public in and for said county and state, the undersigned Nicole Allred who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time(s), the dates of publication being as follows:

5/26/90  
Nicole Allred  
Subscribed and sworn to before me this 26th day of May, 1990.

SHELLEY R. LARUE  
Notary Public Whitley County, IN  
SHELLEY R. LARUE  
My commission expires: March 3, 1994





Fort Wayne Common Council  
(Governmental Unit)

To: The Journal-Gazette Dr.

P.O. Box 100  
Fort Wayne, IN

Allen County, Indiana

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

## COMPUTATION OF CHARGES

27 lines, 1 columns wide equals 27 equivalent lines  
at .33 cents per line

\$ 8.91

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 9.91

## DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: May 26, 19 90

Title: Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Nicole Allred who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time(s), the dates of publication being as follows:

5/26/90

Subscribed and sworn to before me this 26th day of May, 19 90.Notary Public Whitley County, IN  
SHELLEY R. LARUE

My commission expires: March 3, 1994

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-90-05-08  
AND R-90-05-09)

is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 22, 1990, designating property at Lot 13, Community Drive, Cook Road Office and Industrial Park, Fort Wayne, Indiana 46825 (RCR Realty and a General Partnership) as an Economic Revitalization Area. A description of the affected area can be inspected in the County Recorder's Office. The Common Council will conduct a public hearing on the above described resolution should be amended, modified and confirmed or rescinded on Friday, June 12, 1990, at 7:00 P.M., Common Council Conference Room 128, 1st Floor, City-County Building, Fort Wayne, IN 46802. If confirmed, said designation shall continue for one year after confirmation. Interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk